

1 Maclachlan Place, Stratton, Inverness, IV2 7BA

Fixed Asking Price
£330,000







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- Summer house with power and lighting, set up as a home bar
- Walk-in condition with engineered oak and slate floors
- Bright dual-aspect lounge/diner, open to the kitchen
- Modern kitchen with integrated Smeg appliances and separate utility
- Four bedrooms, three with fitted wardrobes and principal en-suite
- Enclosed garden with two decking areas, garage and driveway for 3 cars
- Popular Stratton area, close to Culloden Academy, Raigmore and the A96



Fantastic opportunity to purchase this beautifully presented detached villa, situated in the sought-after area of Stratton, Inverness. Boasting a bright and stylish interior, including Russwood engineered oak and slate tile flooring and excellent outdoor space, this property would make an ideal home for first-time buyers and families alike. The spacious lounge is bright and welcoming, with natural light flooding the room thanks to its dual-aspect outlook. There is ample space for a large dining table, while the room flows seamlessly into the modern kitchen. The contemporary kitchen is fitted with a good range of wall and base units, along with integrated Smeg appliances including an oven, induction hob, extractor, fridge/freezer and dishwasher. A separate utility room provides a sink and space for a washing machine, while a WC completes the ground-floor accommodation. Upstairs, the spacious principal bedroom benefits from two double fitted wardrobes and a stylish en-suite shower room featuring a mains-fed shower. Bedrooms two and three also have fitted wardrobes, with bedroom three utilised as a home gym. The fourth bedroom is used as a guest room. The family bathroom, also fitted with a mains-fed shower, completes the accommodation. The property benefits from gas central heating and double glazing throughout, along with the added benefit of solar panels. Externally, the enclosed rear garden has been thoughtfully designed for entertaining, featuring a decking area and a timber shed. A well-built summer house, complete with power and lighting, is currently used as a home bar and includes two under-counter fridges, creating an excellent additional space for entertaining. To the front, the driveway has been extended to provide off-street parking for up to three cars.

There is also a further decking area, ideal for enjoying the sunshine, along with an integrated garage benefiting from power and lighting. Overall, this is an excellent opportunity to purchase a modern, spacious and easy-to-maintain family home within a popular and well-connected area of Inverness.

Location: The property is located in the popular Stratton area, approximately 4 miles from the centre of Inverness. The area is serviced by a full range of amenities at nearby Culloden Shopping Centre including doctor's surgery, chemist, general store, butcher and hairdressers. There is primary schooling nearby at Smithton primary school and secondary education provided at Culloden Academy, which also has a community leisure centre and swimming pool on site. It is within close proximity to Raigmore Hospital, Lifescan, Police Headquarters, Inshes Retail Park, Beechwood Business Park and the UHI Inverness campus. There is a regular bus service into the centre routed nearby. For those who enjoy the outdoors, Culloden Forest Walk and Culloden Moor visitor centre are very nearby. There is easy access to the A96 and the property is within commuting distance to Inverness or Nairn. The city centre is a short distance away and provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness City enjoys excellent communications by road and rail and is served by an international airport.

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the induction hob, electric oven, extractor, fridge/freezer and dishwasher. 2 free standing fridges and washing machine by separate negotiation.

SERVICES: Mains gas, electricity, water and drainage. Telephone and fibre broadband.

COUNCIL TAX: Band F

TENURE: Freehold.

FLOOR AREA: 125m2

ENTRY: By mutual agreement.

VIEWING: don't delay – get in touch with Tailor Made Moves today to arrange a viewing.

Lounge
29'2" x 16'6" (8.90 x 5.03)

Kitchen
12'7" x 9'1" (3.85 x 2.78)

Utility Room
10'1" x 4'5" (3.08 x 1.35)

WC
6'11" x 3'8" (2.12 x 1.14)

Principal Bedroom
11'6" x 14'2" (3.51 x 4.33)

Ensuite
6'5" x 8'5" (1.98 x 2.59)

Bedroom 2
12'3" x 10'1" (3.75 x 3.08)

Bedroom 3
10'5" x 10'1" (3.19 x 3.08)

Bedroom 4
8'6" x 10'5" (2.60 x 3.19)

Bathroom
5'6" x 7'7" (1.69 x 2.32)

WEEKEND SPOTLIGHT - NEW REVISED PRICE











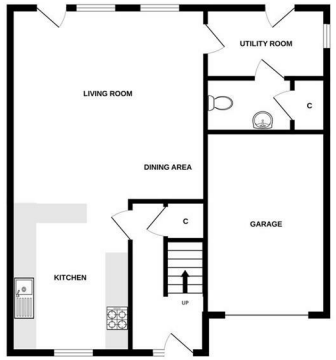


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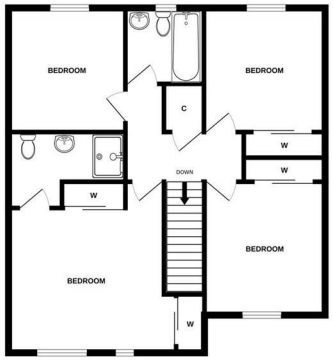
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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